Long Term Measures

It is proposed to earmark specific quantities of water from the reservoirs created through the construction of Tehri Dam, Kishau Dam and Renuka Dam.

Jhuggi Jhonpri Dwellers

698. SHRI KRISHNA KUMAR BIRLA Will : the Minister of URBAN DEVELOPMENT be pleased to state:

(a) what is the percentage of the total Delhi population living in Jhuggi-Jhonpri clusters as on 30th November, 1991 ;

(b) what is the estimated percentage of increase in the number of Jhuggi-Jhuonpri dwellers annually due to influx of people in the city ;

(c) what percentage of the population is living in unauthorised colonies in the city as on 30th November, 1991 ;

(d) what are the details of the Jhuggi-Jhonpri / resettlement and unauthorised colonies where the sewerage work is in progress and by when this is likely to be completed ; and

(e) what is the percentage of esealation n the cost of sewerage work due ito delay in its completion?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI M. ARUNACHALAM) : (a) to (e) The information is being collected and will be laid on the Table of the Sabha.

Involvement of non-resident Indians in the Housing Sector

699. SHRI KRISHNA KUMAR BIRLA : Will the Minister of URBAN DEVELOPMENT be pleased to state :

(a) whether Government have taken any final decision to involve the non-resident Indians in the housing sector in the country;

(b) if so, what are the details thereof;

(c) what are the expectations of NRIs for making investment in the housing sector; and

(d) whether the NRIs have demanded any concessions for the venture; if so, what are the details thereof stating the reaction of Government with regard thereto ?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI M. ARUNACHALAM) : (a) to (d) This Ministry is in the process of formulating a scheme for encouraging investment by NRIs in housing, real estate, housing finance, institutions and manufacturing units for building materials. Final decision in this regard is yet to be taken.

Charging of ground rent by D.D.A.

700. SHRI SYED SIBTEY RAZI : Will the Minister of URBAN DEVELOPMENT be pleased to state :

(a) whether it is a fact that DDA has been charging ground rent from the allottees of flats in DDA colonies;

(b) if so, what are the details thereof with procedure for its calculation;

(c) whether DDA has been providing any service to allottees in return;

(d) if so, the details thereof and if not the reasons for collection of ground rent;

(e) whether any duration for collection of ground rent has been fixed; and

(f) if so, the details thereof and if not, the reasons thereof ?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI M. ARUNACHALAM): (a) and (b) As per terms and conditions of allotment of flats, Ground Rent is charged at the rate of Rs. 1/- per annum for the first two years at the time of allotment and thereafter the allottee is liable to deposit the Ground Rent at the rate of 2½ of the premium of land annually for which no separate demand letters are issued.

(c) No, Sir.

(d) The Ground Rent is collected by the Government under the scheme of 'Large Scale Acquisition, Development & Disposal of Land in Delhi' as a return on the capital invested by the Government in acquiring and developing lands from out of the Revolving Fund which is a part of the Consolodated Fund of India and has nothing to do with provision of services to the allottees.

(e) and (f) The recovery of the Ground Rent is perpetual for the lease-hold properties; however, its rate is subject to revision after every 30 years.